



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 24 Spa Mill Terrace, Huddersfield, HD7 5BD

**Offers Over £125,000**

ADM Residential are pleased to offer to market, this fully renovated, stunning property which is a credit to the current owners offering stylish living with a warmth of character, this well appointed two bedroomed stone built inner front terrace property is located in the sought after location of Slaithwaite, within easy access to all local amenities, 200 yards from Slaithwaite spa, 5 minutes from the village centre, bus routes and rail service on the door step. This property is ideal for the F.T.B or a perfect investment opportunity as a holiday let. The property boasts gas central heating system, double glazing, accommodation briefly comprises of: Entrance door leading to a stunning lounge with recently designed inset wood burning stove, staircase to the lower ground floor: Boasting well appointed dining/ kitchen with a utility room. To the first floor: one double bedroom and modern three piece bathroom suite in white. To the second floor is the attic room. Externally the property boasts a small stone flagged frontage and on street parking.

Internal inspection is highly recommended to appreciate all this property has to offer. Call the agent today on 01484 644555!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### UPVC ENTRANCE DOOR

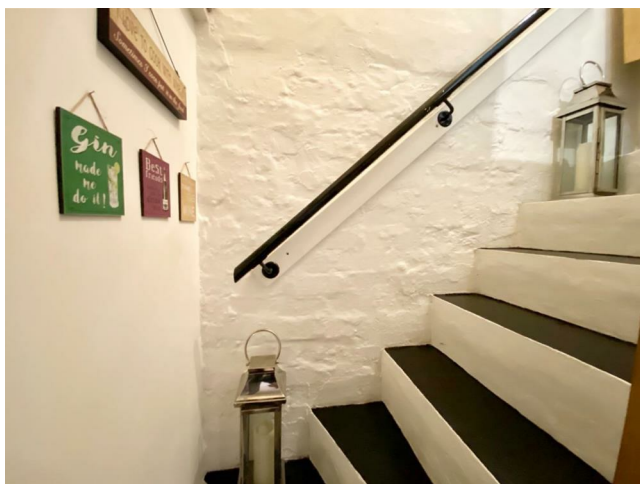
Entrance door leading to lobby, staircase leading to first floor landing, gas central heating radiator, door leading to:

### STUNNING LOUNGE 14'8" x 13'11 (4.47m x 4.24m)



Having undergone a complete transformation is this beautifully decorated, spacious lounge with Upvc window to front aspect which provides ample natural lighting. Featuring exposed brick fire place with an inset railway sleeper mantel within the chimney breast, recently fitted wood burning stove, slate tiled hearth. Finished with coved ceiling, T.v.point, Telephone point, wall mounted gas central heating radiator. Access to lower floor which leads to a dining kitchen:

### STAIRCASE LEADS TO



To the lower floor accessible via exposed stone steps, leads to the dining kitchen:

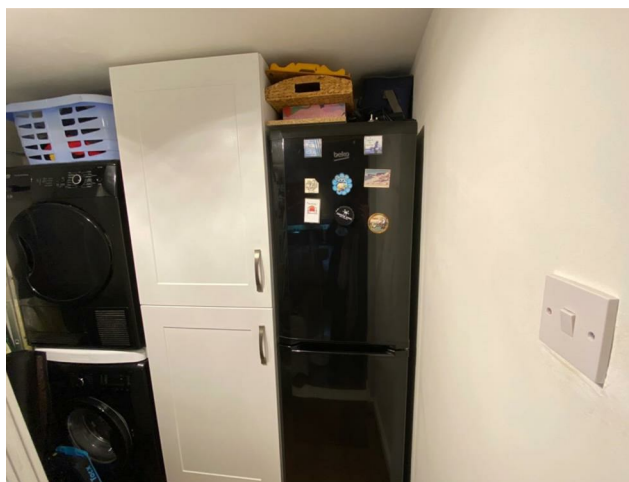
### DINING KITCHEN



Recently undergone a full program of renovations, this stunning dining kitchen is set to the lower floor with Upvc window over looking the front aspect. Featuring a matching range of base and wall mounted shaker style units in White with satin chrome effect fittings and under unit LEDs, contrasting granite working surfaces and tiled splash backs. Inset scratch resistant resin sink unit and drainer with mixer tap, space for a range master gas cooker and electric point with space for a dishwasher. Finished with coved ceiling and chrome effect ceiling spot lighting, Oak effect laminated wood flooring, wall mounted feature gas central heating radiator and door leading to front elevation. The dining kitchen also offers a useful utility area:

\*Owners are leaving all appliances in the kitchen\*

### UTILITY ROOM



There is a useful utility area with fitted matching units in white to one wall, plumbing for automatic washing machine, space for condenser dryer and space for fridge freezer. Finished with tiled flooring:

### TO THE FIRST FLOOR LANDING:

To the first floor landing, doors leading to:

## HOUSE BATHROOM



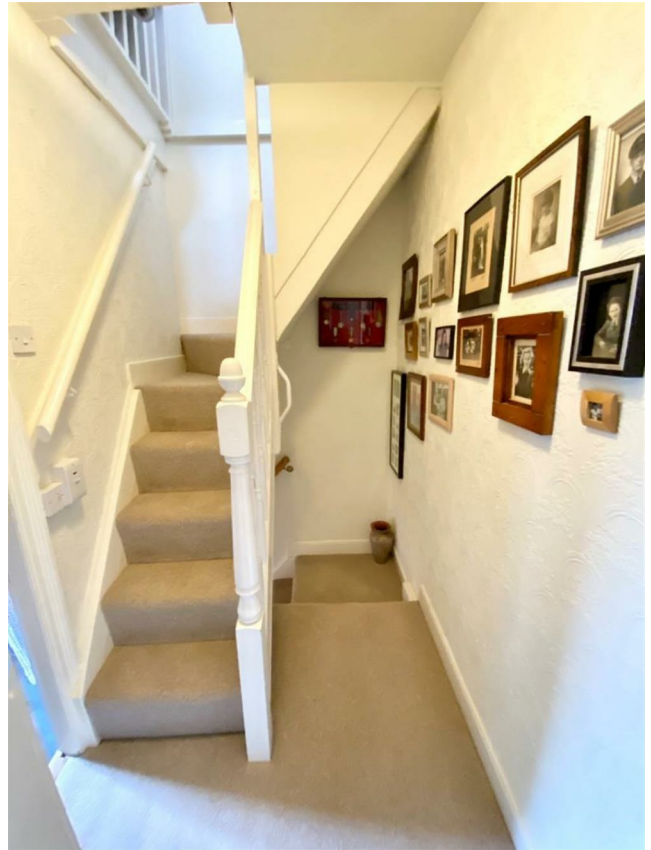
A re-designed, beautifully decorated house bathroom which is partly Mosaic Tiled, having uPVC window to the front aspect. Featuring a three piece bathroom suite in White with chrome effect fittings and a useful built in storage cupboard over bulk-head. Comprising of a P-shaped panelled bath with electric shower unit over, hand wash pedestal with mono-bloc tap and a low level flush w/c. Finished with panelled ceiling, wall mounted chrome heated towel rail and tiled effect flooring:

## BEDROOM ONE



Larger than average double bedroom with Upvc window to front aspect, featuring fitted wardrobe with mirror sliding doors to both alcoves. Finished with coved ceiling, telephone point and wall mounted gas central heating radiator:

## TO THE SECOND FLOOR



To the second floor landing:

## ATTIC ROOM/ ART ROOM



A beautifully decorated good sized attic room with velux window over looking the front aspect and a wall mounted gas central heating radiator:

## ABOUT THE AREA

Local area:

Slaithwaite village is located in the Colne Valley area and lies across the River Colne and Huddersfield Narrow Canal. The village was part of the Earl of Dartmouth estates and recent projects have seen a major restoration to the canal. Slaithwaite is also the only village in England to have a canal running alongside its main street. This property is in an ideal location for all access to the village amenities, keen cyclists, railway station is a short walk from the village, bus routes and offers an array of boutique shops, cafes and local walking trails:

### EXTERNALLY



Set to the front aspect, having a flagged area for seating or planters with split level stone steps which leads to both entrances:

### Tenure

This property is Freehold (TBC)

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website .

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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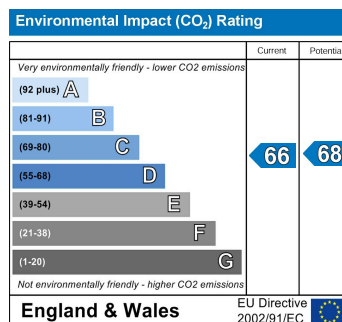
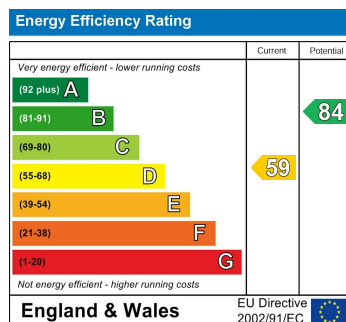
### FURTHER PHOTOS



A selection of :



## Energy Efficiency Graph



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